

AUGUSTA, KANSAS LIVESTOCK EQUIPMENT,
TRAILERS, TRUCK, TOOLS, FURNITURE

AUCTION

www.sundgren.com

Saturday, August 1, 2015 • 10:00 A.M.

AUCTION LOCATION: 11970 SW Shumway Rd., Augusta, Kansas

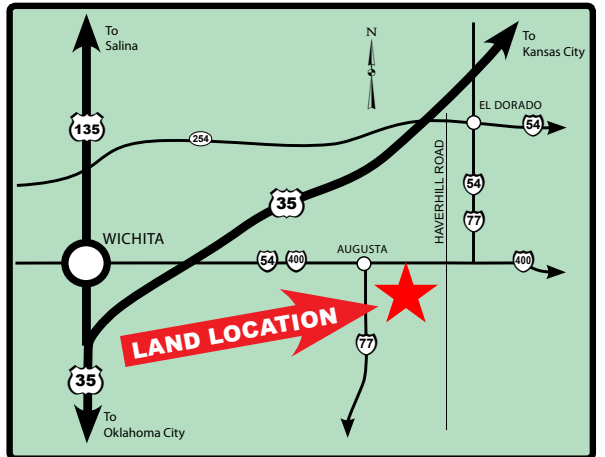
PROPERTY OF SCOTT SIMMONS AND JULIE SIMMONS

HIGHLIGHTS: 4 BEDROOM 3 BATH RURAL HOME ON 17.9 ACRES FOR SALE,
11970 SW SHUMWAY RD., AUGUSTA, KANSAS 67010



OPEN HOUSE TUESDAY JULY 21, 4PM-6PM

PROPERTY DESCRIPTION: This 4 bedroom 3 bath ranch style home was built in 2001. The main level has 1672 square feet of finished living area that includes 3 bedrooms, 2 full baths, living room, gas fireplace, dining room, kitchen, and laundry. The kitchen features an eating bar and tile floor, and includes a refrigerator, dishwasher, and disposal. As you enter the full walkout basement, you will notice the native limestone wood burning fireplace along the east wall of a huge family room. Also included in the partially finished basement is a bedroom and full bathroom. You will notice the limestone brick front as you pull into the circle driveway, and a 2 car attached garage provides excellent parking and storage. Exterior amenities include a back deck and gazebo. If you have horses or livestock, you will love the 72' x 36' barn built in 2005 with pipe and panel runs, abundant water hydrants, and cross fenced paddocks to utilize a rotation in the 17.9 acres of pasture. The pasture includes a mixture of native and tame grasses. There is a small pond on the property and enough timber for cover for livestock and wildlife. There is also a 36' x 10' farm utility building.



LEGAL DESCRIPTION: Lot 3, SIMMONS ROLLICKING ACRES, Butler County, Kansas.

EARNEST MONEY: \$10,000.

2014 REAL ESTATE TAXES: \$3203.26.

PROPERTY LOCATION: From Augusta, KS South on HWY 77 to 120th, East to the property.

TERMS: Earnest money is \$10,000 down at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before September 4, 2015. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing or inspections. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

ALSO SELLING A SMALL AMOUNT OF PERSONAL PROPERTY IMMEDIATELY FOLLOWING THE REAL ESTATE INCLUDING A TRUCK, TRAILER, PIPE, PANELS, EQUIPMENT, TOOLS, HOUSEHOLD MISC. AND LIVESTOCK SUPPLIES. BE PROMPT!



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